

HOUSING AND LABOR MARKET TRENDS: IDAHO

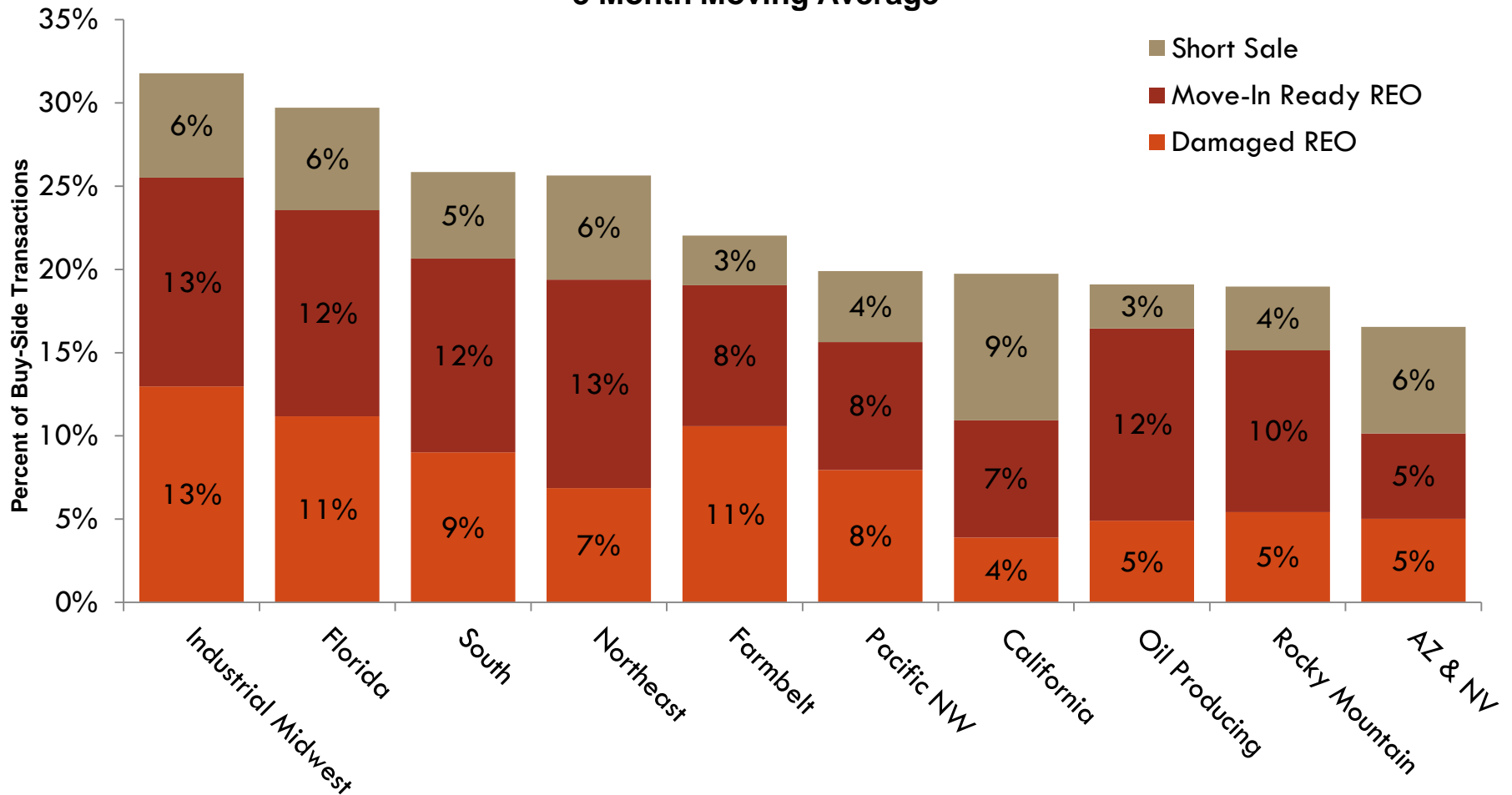
July 2014

Community Development Research
Federal Reserve Bank of San Francisco

National Trends

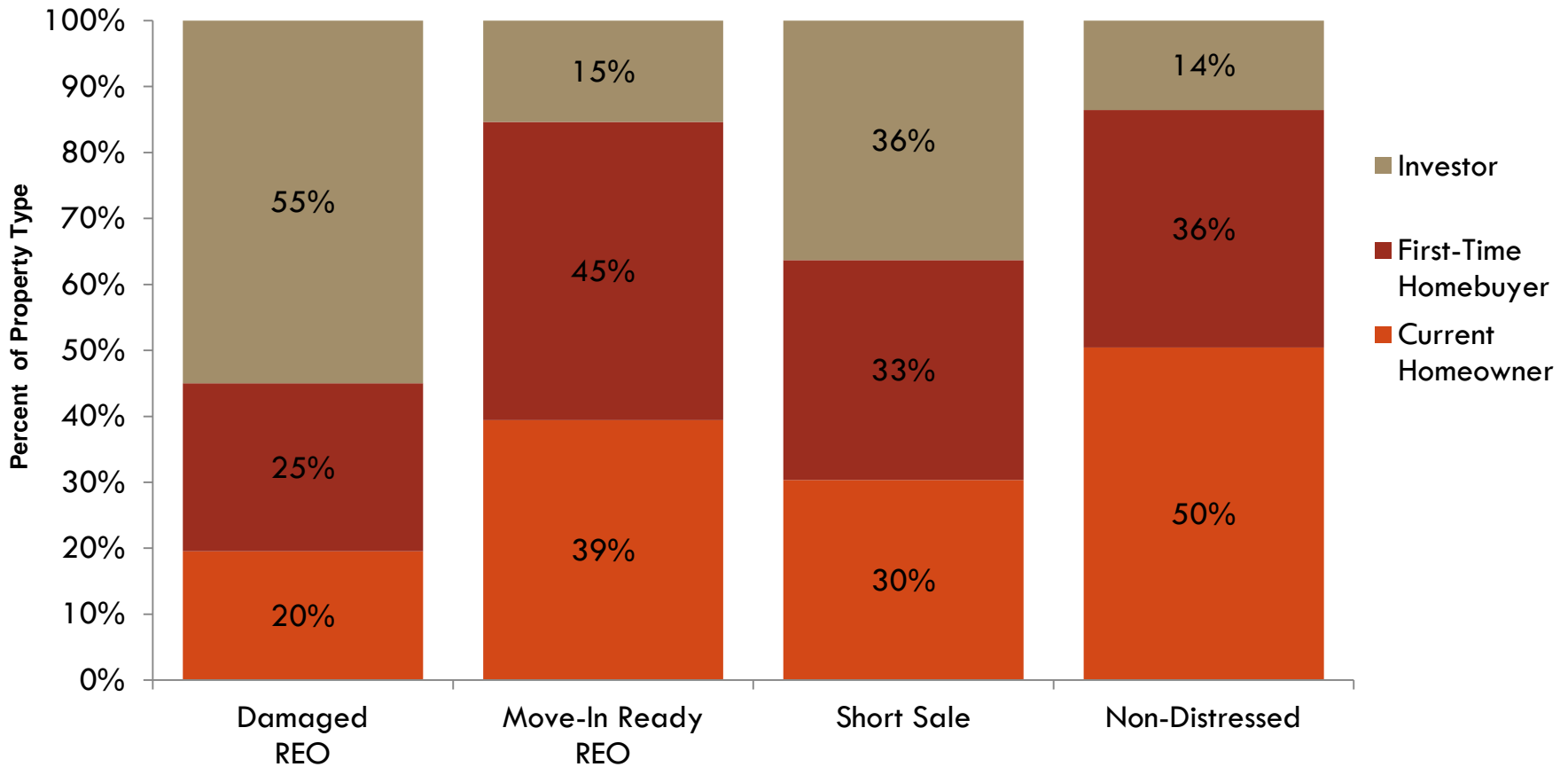
Composition of distressed sales by geography

**Proportion of Distressed Property Transactions—May 2014
3 Month Moving Average**



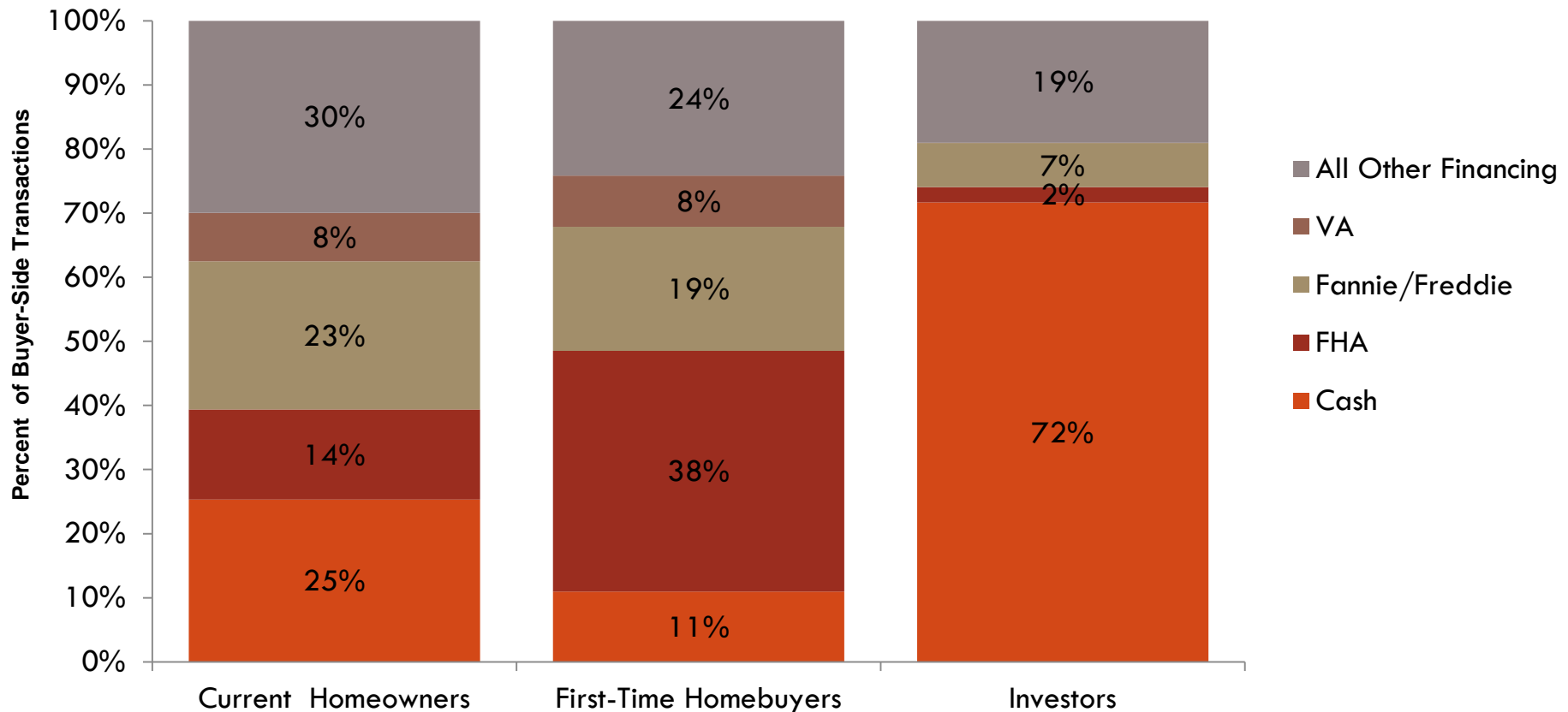
Neighborhood stabilization: concerns over investor purchases of distressed properties

Who Is Buying Properties?—May 2014
3 Month Moving Average



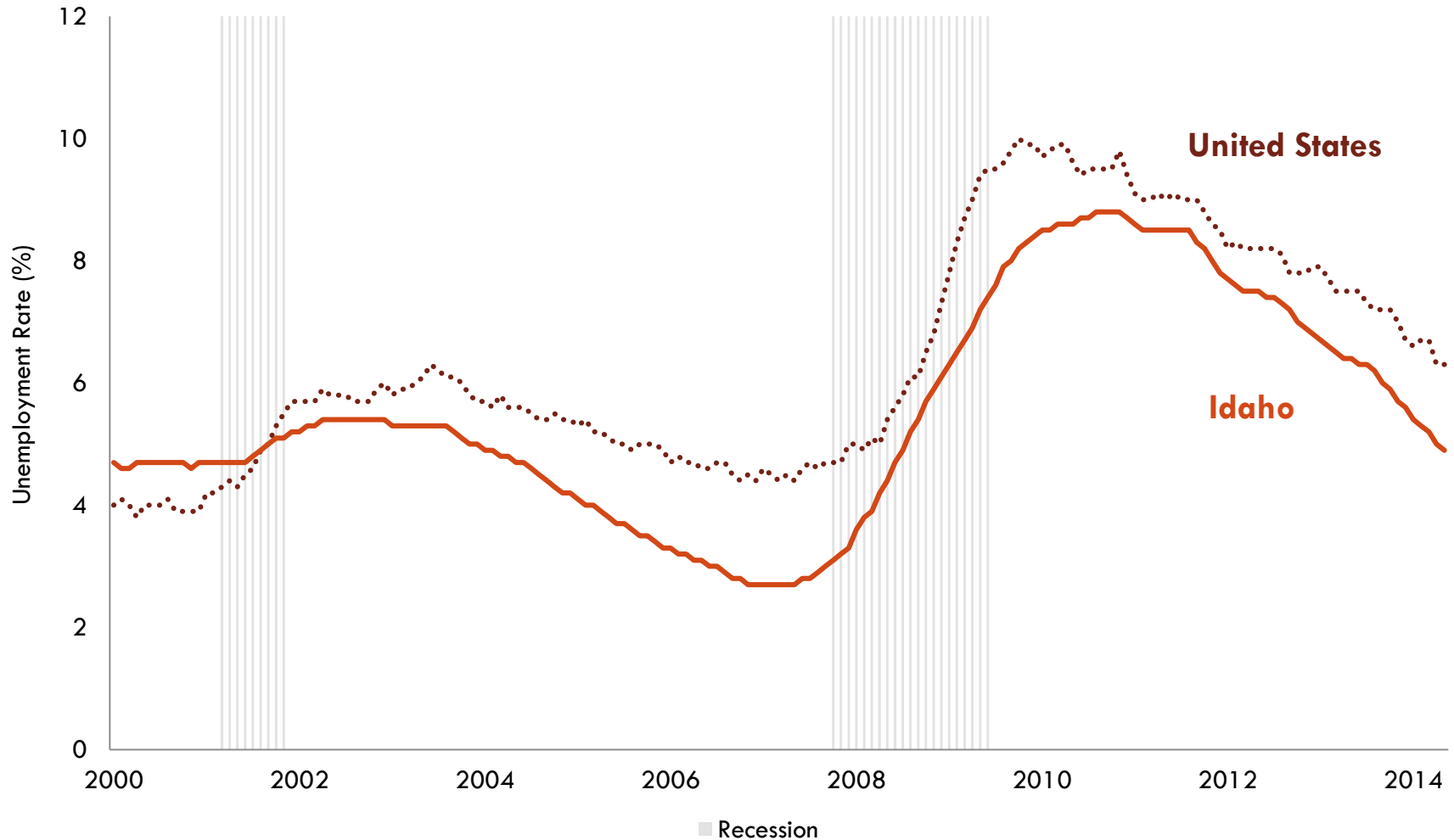
Financing for home purchases

Financing for Homebuyers—May 2014
3 Month Moving Average



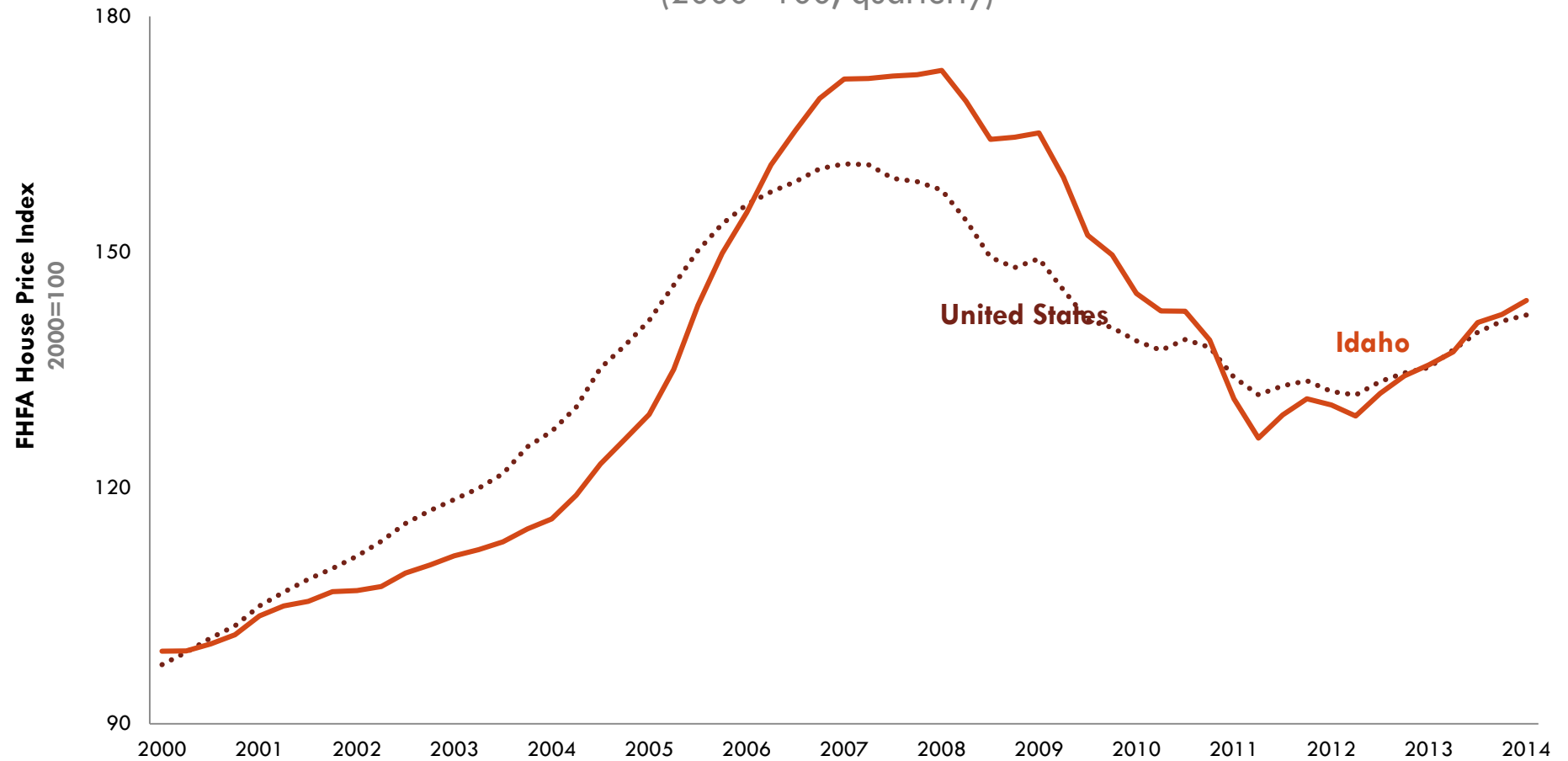
Idaho Trends

Idaho's unemployment rate, at 4.9% in May 2014, continues to trend below US average



Idaho house prices rising, slightly outpacing national trend

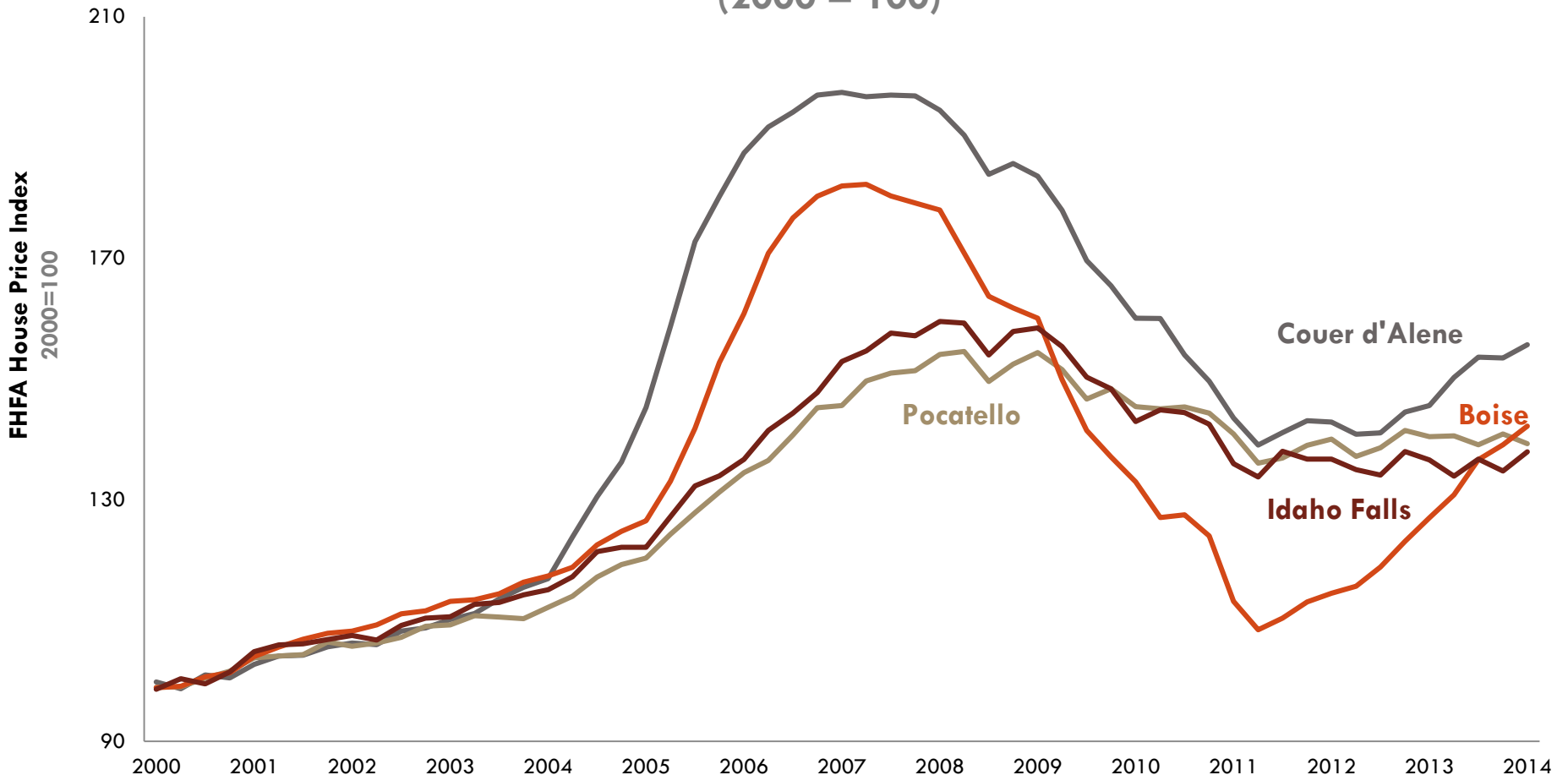
FHFA House Price Index (formerly OFHEO)
(2000=100, quarterly)



Source: Federal Housing Finance Agency (formerly OFHEO)

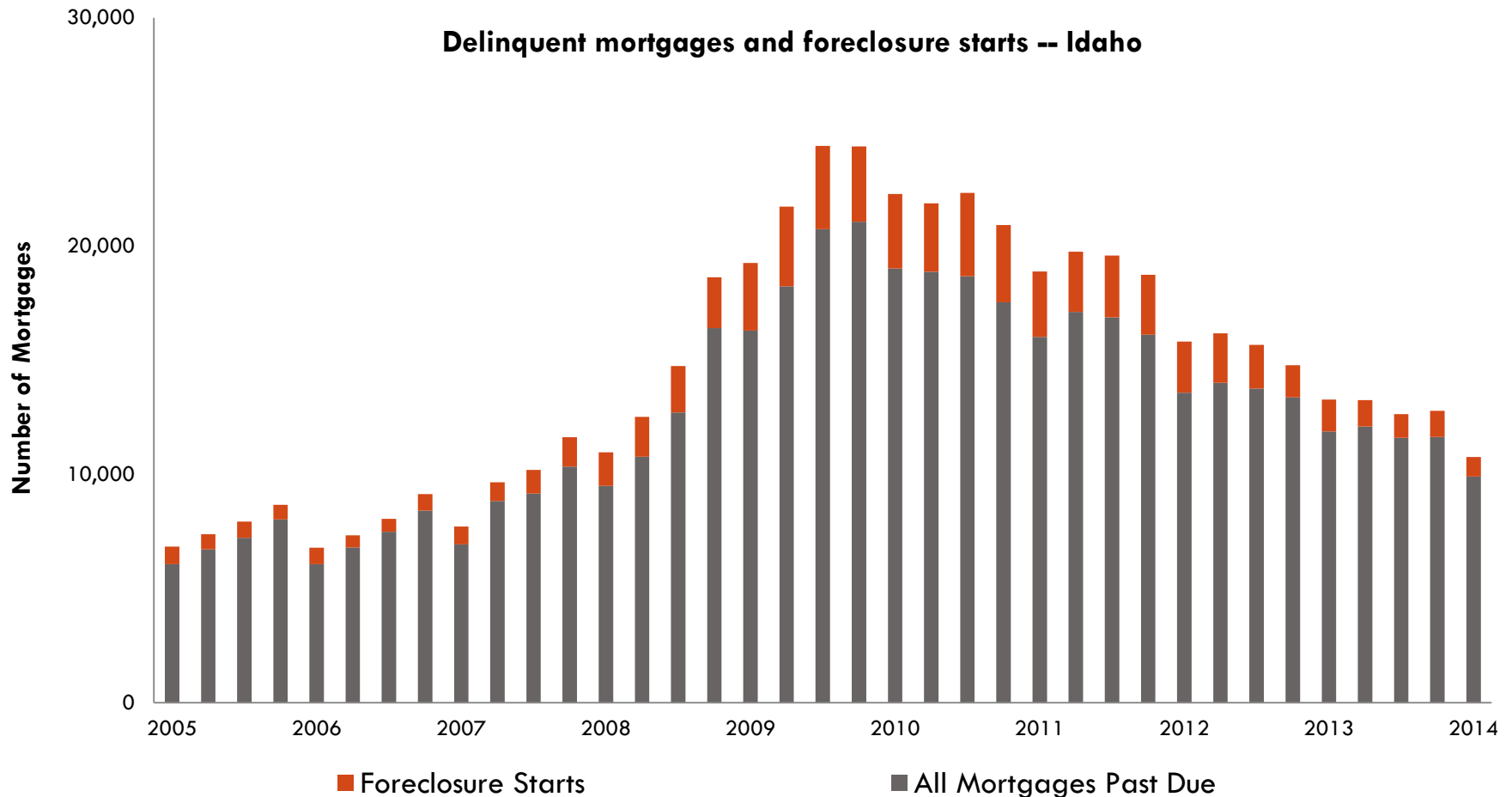
House prices in Boise saw largest drop, now steadily rising

**FHFA (formerly OFHEO) House Price Index
(2000 = 100)**



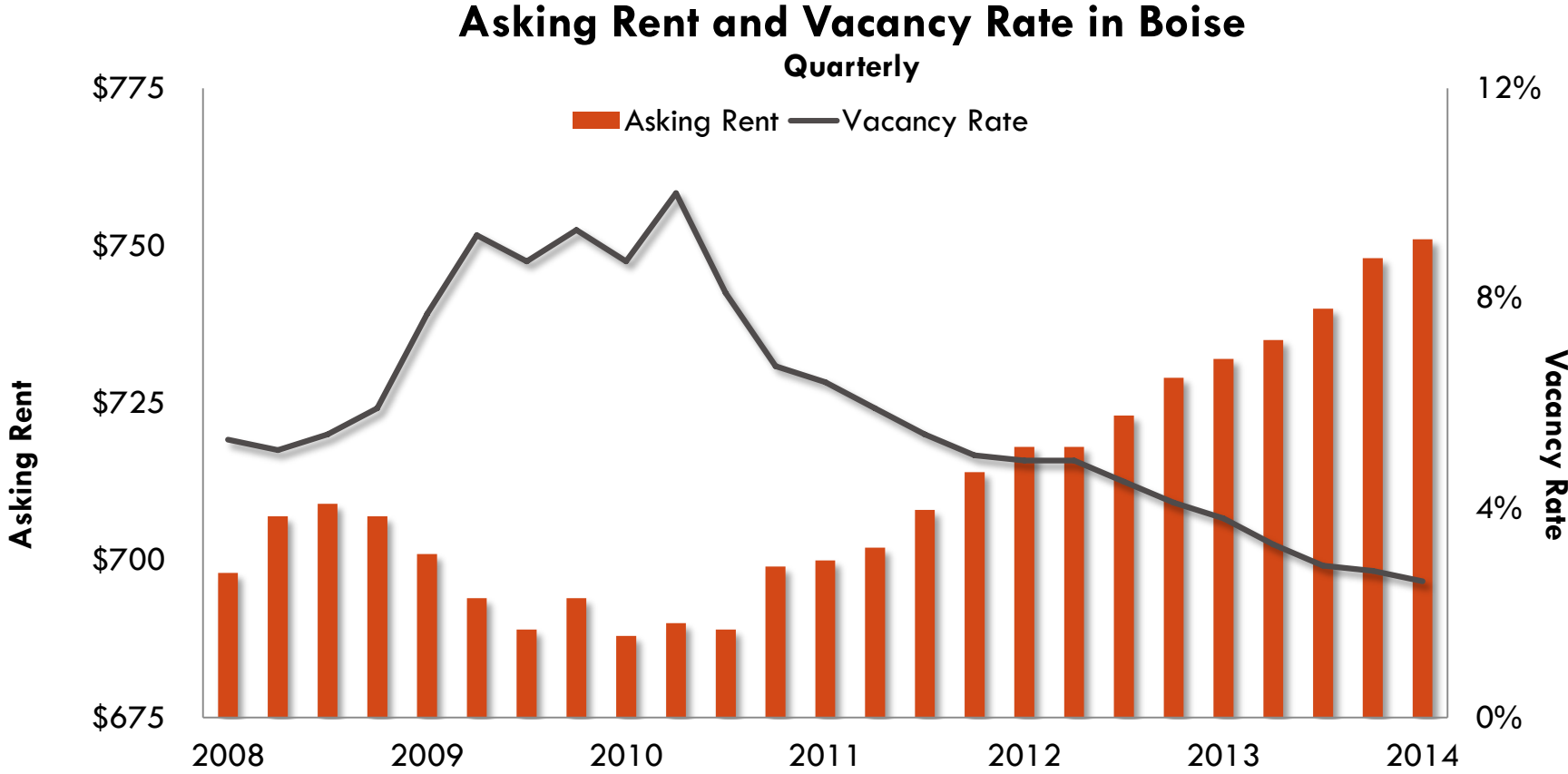
Source: Federal Housing Finance Agency (formerly OFHEO)

Numbers of delinquent mortgages and properties entering foreclosure process continue to drop



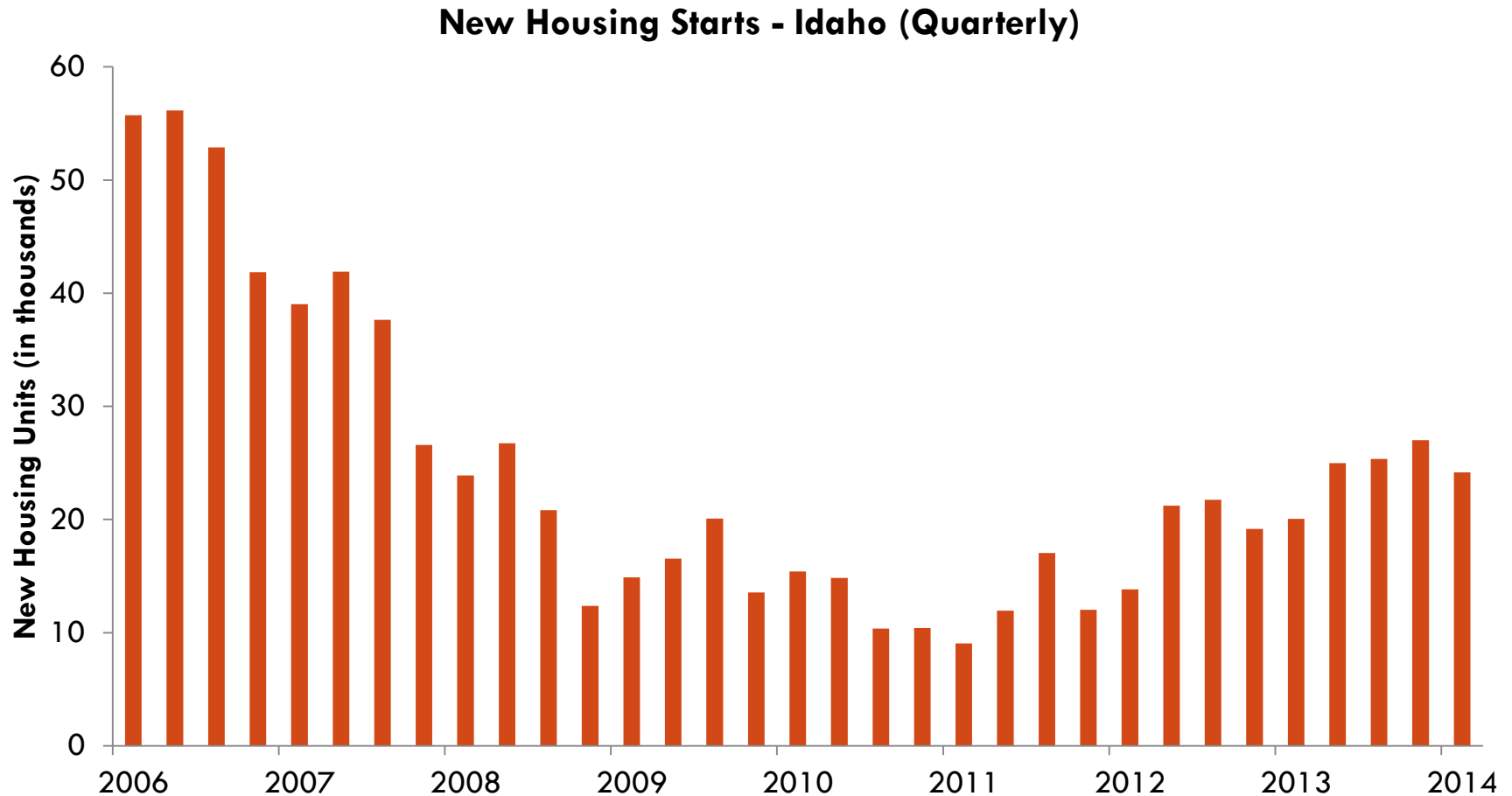
Source: Mortgage Bankers Association, National Delinquency Survey

Rents up, vacancies down in Boise



Source: Reis, Inc. Asking rent is calculated by first determining the average rent for each unit size, and then calculating a weighted average based on the number of units in each size category.

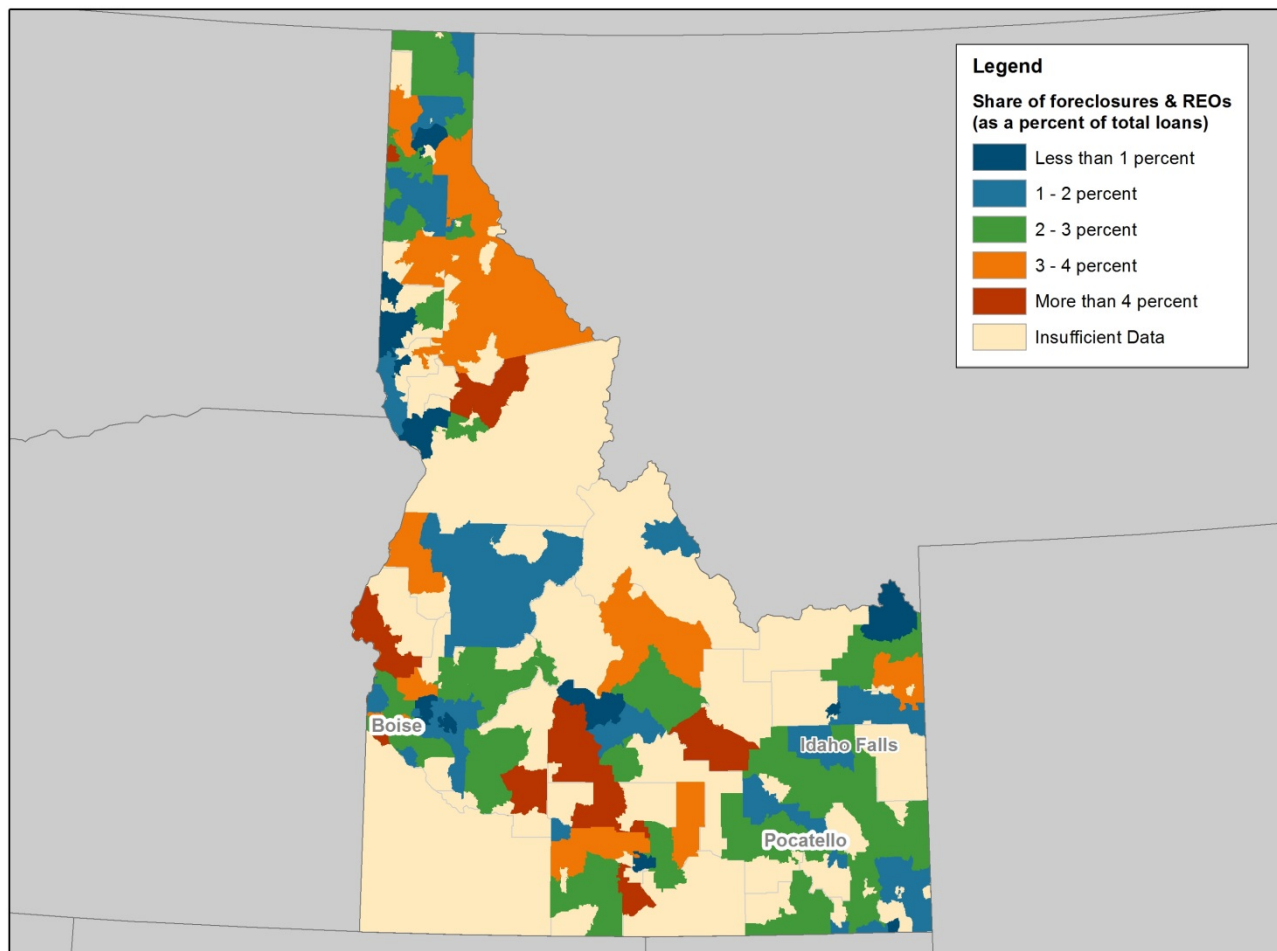
Idaho seeing rise in new housing construction



Maps

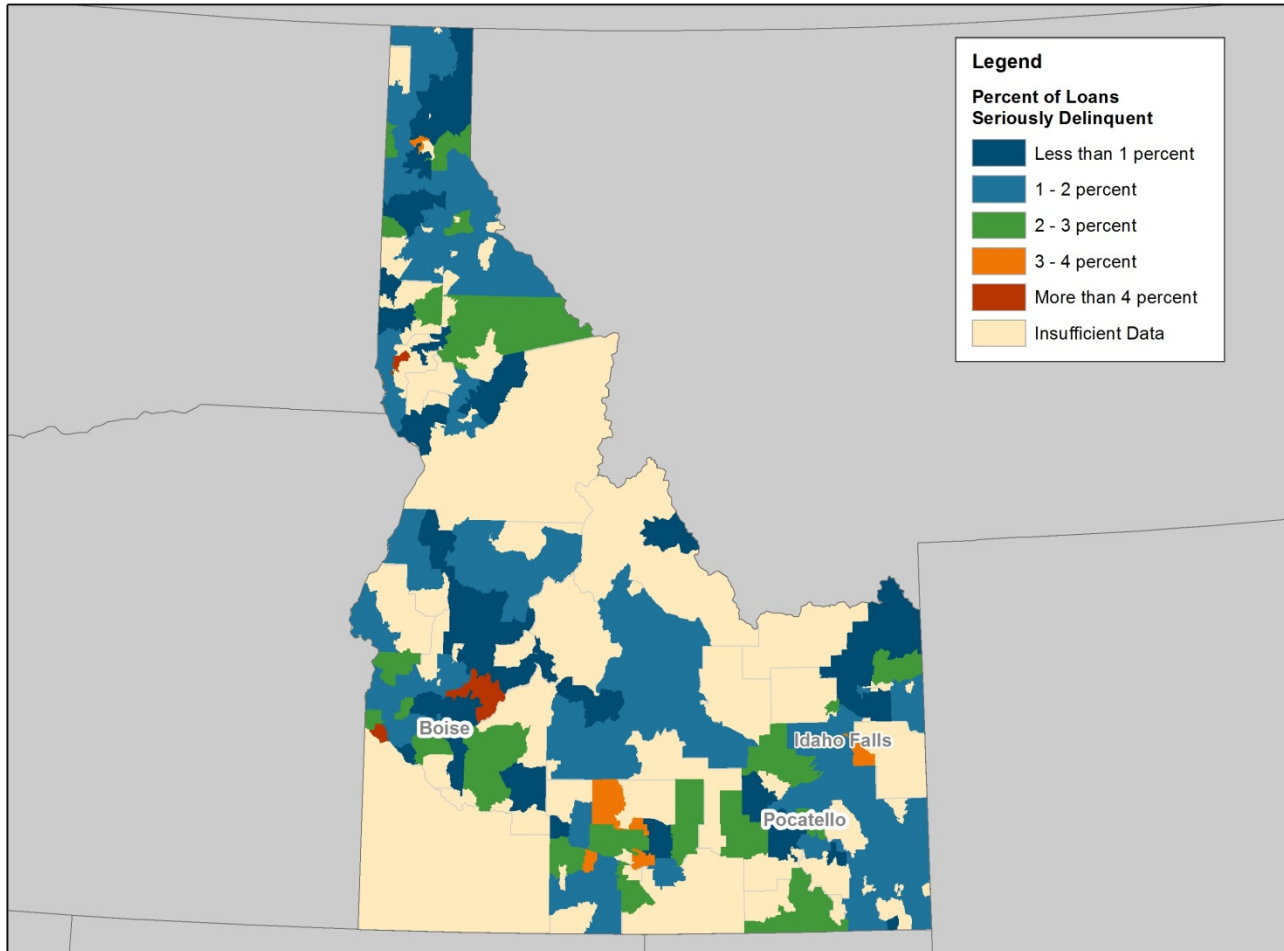
Areas Affected by Concentrated Foreclosures

May 2014



Areas at Risk of Additional Foreclosures

May 2014



Conclusions

For More Information: FRBSF Community Development Website

www.frbsf.org/community

- All publications and presentations available on our website
- Conference materials also posted shortly after events

